

APPENDIX A

EXPANDED NOTICE OF PREPARATION (NOP) / PUBLIC RESPONSES RECEIVED

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NOTICE OF PREPARATION
and
Public Scoping Meeting Notice
REVISED DRAFT ENVIRONMENTAL IMPACT REPORT
for the New San Diego Central Courthouse Project (SCH #2000021015)

THIS NOTICE INFORMS INTERESTED PARTIES THAT the State of California (the “State”) Administrative Office of the Courts (the “AOC”), staff agency to the Judicial Council of California, as Lead Agency under the California Environmental Quality Act (“CEQA”), has prepared an Expanded Notice of Preparation (“NOP”) for a Revised Draft Environmental Impact Report (the “EIR”) for the proposed New San Diego Central Courthouse Project (“proposed project”).

The County of San Diego (the “County”) initially issued a NOP (SCH #2000021015) for a San Diego County Courthouse Replacement Project (the “2000 County Project”) in 2000 for the Superior Court of California, County of San Diego (the “Superior Court”). Due to changes to State law regarding responsibility for construction, operation and maintenance of all State trial court facilities (including the Superior Court) since 2000, the AOC has acquired the County-owned courthouse site, secured State authorization and funding for feasibility studies for a new courthouse, and secured related agreements between the AOC and the County. Due to these actions, the AOC is now the lead agency for construction and operation of the proposed new courthouse. This Expanded NOP includes an updated project description, exhibits, phasing information, anticipated permits/approvals, and an overview of the potential impacts for the EIR.

Project Title: New San Diego Central Courthouse Project

Project Location: The preferred location for the New San Diego Central Courthouse Project is an approximately 1.4-acre site in downtown San Diego between West “C” Street, Union Street, West “B” Street, and State Street; refer to Figure 1, “Regional/Local Vicinity Map” and Figure 2, “Proposed Improvements.” Some parties refer to the preferred site as the “Stahlman Block.”

Following construction of the new courthouse, the AOC (or its assignee) will demolish the existing County Courthouse, Old Jail, and attached pedestrian bridges at a future date. These facilities are between West Broadway, Union Street, West B Street, and Front Street (see Figure 2).

Project Description: The AOC will construct and operate a new courthouse for the Superior Court. The facility will include as much as approximately 750,000 square feet for 71 courtrooms and other improved facilities. Construction of the New San Diego Courthouse will require approximately 28 months to complete from mid 2014 to 2016. The project will: (1) enhance the security and efficiency of judicial operations; (2) improve public access; (3) provide consolidated space for the Superior Court’s staff and operations; (4) preserve or improve the operational efficiency of the Superior Court, the District Attorney, and San Diego Sheriff by linking the County’s Central Jail and possibly the Hall of Justice with the new courthouse; and (5) remove existing facilities that lack adequate seismic safety, security, and public access and contain potential health hazards.

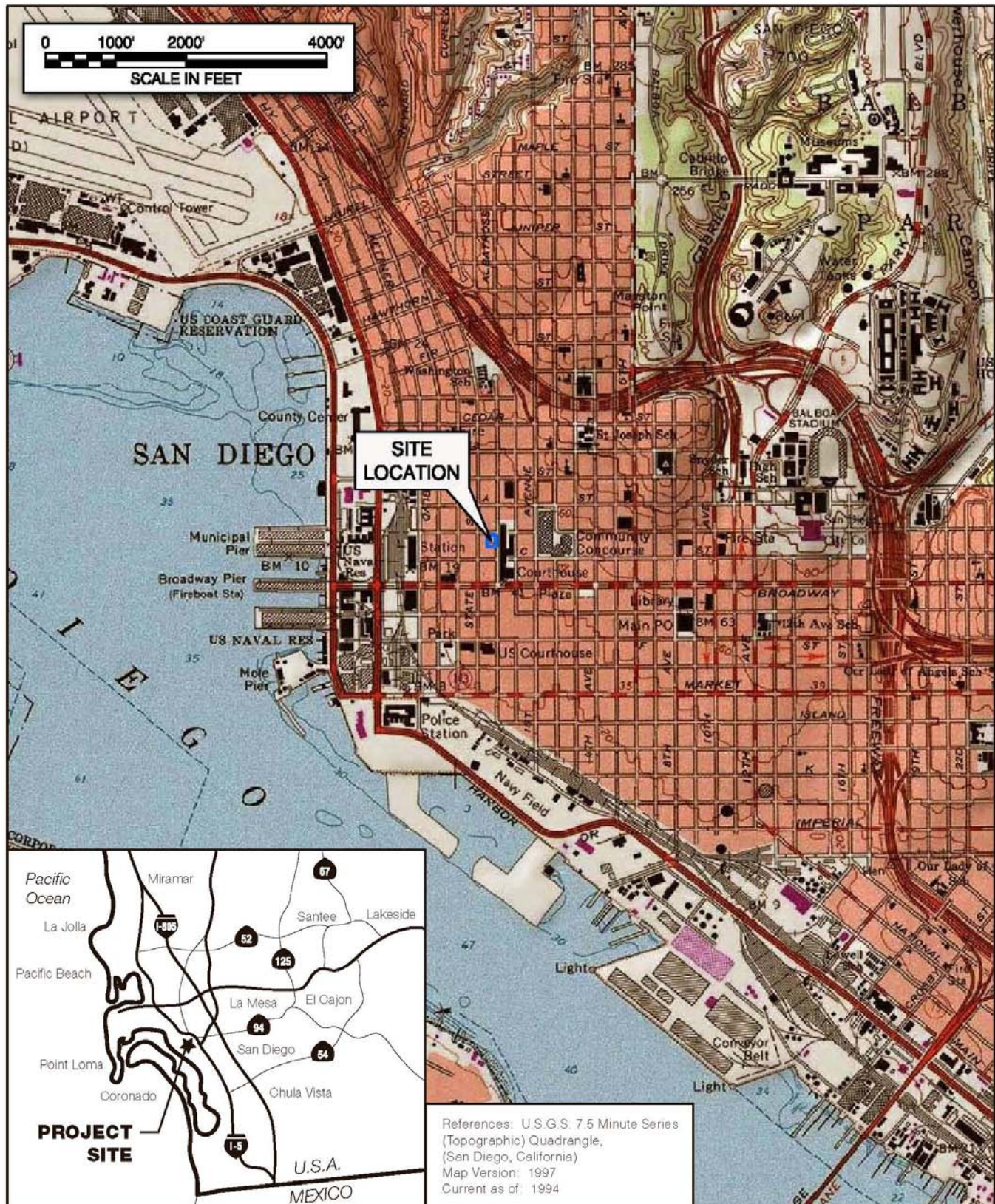
Background: As stated previously, the County initiated the 2000 County Project, prepared a NOP in 2000 (SCH #2000021015), and circulated a Draft EIR for public review and comments. The purpose of the 2000 County Project was to enable site acquisition for future use of the property as a new location for a replacement courthouse facility. The County did not propose actual construction of a new courthouse, but recognized that construction would be required at some point in the future to provide new courthouse space in the downtown San Diego.

Before and after the County initiated the 2000 County Project, the State began making major financial and structural changes to the Superior Court system. In 1997, the Lockyer-Isenberg Trial Court Funding Act (Stats. 1997, ch. 850; Assembly Bill 233) made funding of court operations a State responsibility and provided the courts with their first statewide funding system. In 2001, the State's Task Force on Court Facilities recommended that the State assume full maintenance and operational responsibility for all trial court facilities in the State, and the subsequent Trial Court Facilities Act of 2002 (Stats. 2002, ch. 1082, Senate Bill 1732) codified the State's responsibility for court facilities and placed the responsibility with the Judicial Council of California and its staff agency, the AOC. In 2008, the California Legislature enacted provisions (and in 2009 amended) authorizing up to \$5 billion in bond funding for new and renovated court facilities using court user fees rather than the State's general fund (Stats. 2008, ch. 311, Senate Bill 1407, and Stats. 2009, ch. 10, Senate Bill X2-12; hereafter referred to as "SB 1407"). A new San Diego central courthouse is identified as one of 41 trial court construction projects initially authorized to proceed under SB 1407. This preliminary authorization and funding enables the AOC to proceed with feasibility studies and preliminary plans required as a prerequisite for the construction of a new courthouse similar to the replacement courthouse that the County envisioned and initiated in 2000 with its 2000 County Project.

Purpose of this Notice: The purpose of this notice is (1) to serve as the Notice of Preparation to potential Responsible Agencies, agencies involved in funding or approving the project, and Trustee Agencies responsible for natural resources affected by the project pursuant to Section 15082 of the CEQA Guidelines; and (2) to advise and solicit comments and suggestions from any interested parties regarding the preparation of the EIR, environmental issues to be addressed in the EIR, and any related issues. The AOC requests that any potential Responsible or Trustee Agency responding to this NOP respond in a manner consistent with CEQA Guidelines Section 15082(b).

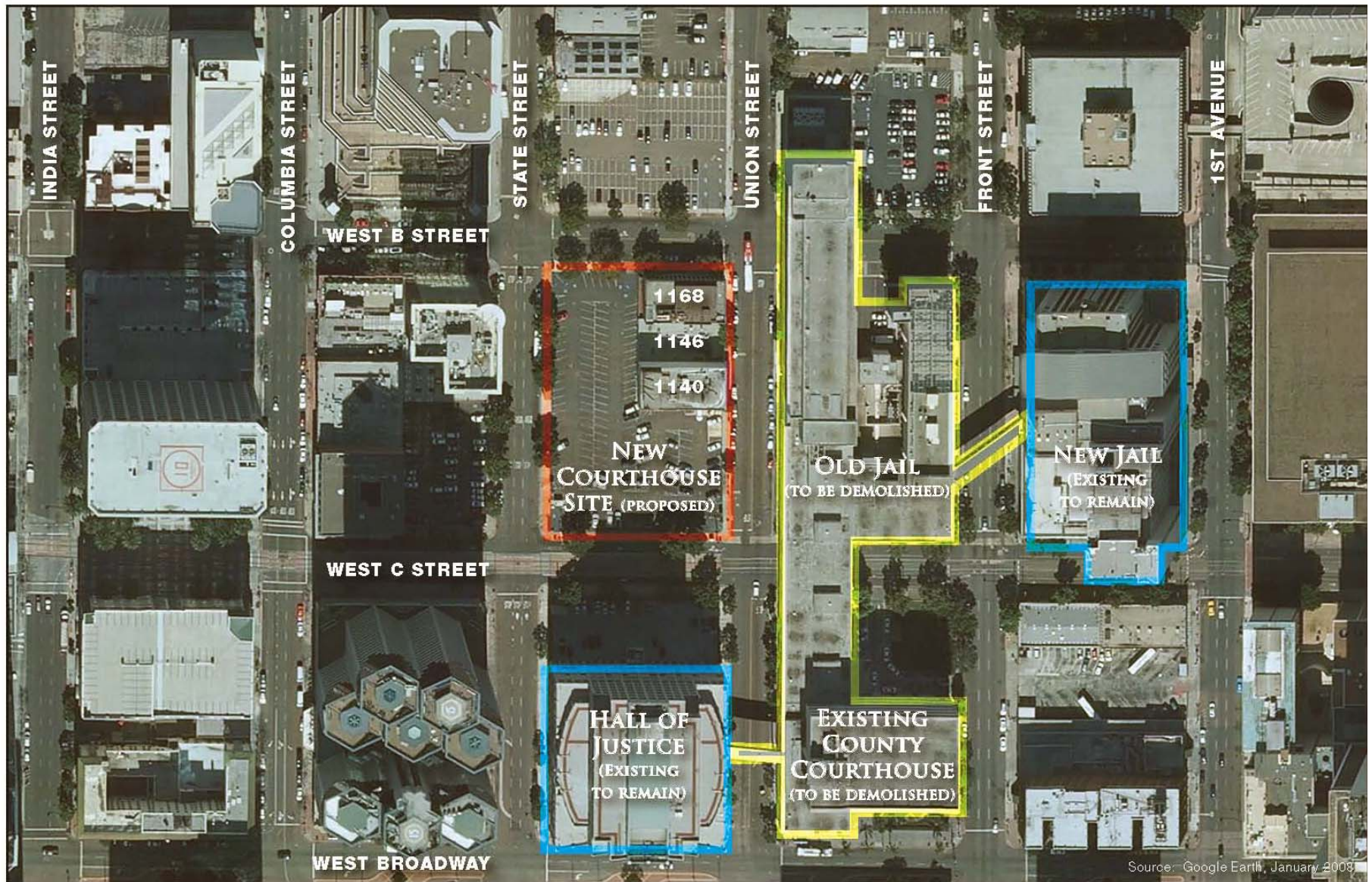
This Expanded NOP is available from the AOC's project website, (http://www.courtinfo.ca.gov/programs/occm/projects_sandiego.htm), is on file at the AOC at the address provided below, and is also available at the government documents section of the City of San Diego Public Library—Central Branch, 820 E Street, San Diego, California, 92101.

30-Day NOP Review Period: In accordance with CEQA, the AOC requests that interested agencies and parties provide a written response to this NOP within the 30-day NOP review period between Tuesday May 4, 2010 and Wednesday June 2, 2010. Written comments must be postmarked no later than Wednesday June 2, 2010. The



1140, 1146, & 1168 Union Street
San Diego, California
RBF April 2010

NEW SAN DIEGO
CENTRAL COURTHOUSE
REGIONAL / LOCAL VICINITY MAP



Source: Google Earth, January 2009



Not to Scale

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NEW SAN DIEGO CENTRAL COURTHOUSE **PROPOSED IMPROVEMENTS**

Figure 2

deadline for e-mailed or faxed comments is 5:00 p.m. on June 2. Please indicate a contact person and send your response to the following contact:

Mr. Jerome Ripperda
Office of Court Construction and Management
Administrative Office of the Courts
2860 Gateway Oaks, Suite 400
Sacramento, California 95833

Phone: (916) 263-8865

Facsimile: (916) 263-8140

E-mail: Jerry.Ripperda@jud.ca.gov

If any party wishes to be placed on the AOC's mailing list for the proposed project, has questions about the project, or need additional information, please contact Mr. Ripperda.

Public Scoping Meeting: The AOC will hold a public scoping meeting to provide an overview of the project, a summary of the environmental process and issues, and an opportunity for interested parties to submit input regarding environmental issues and the suggested scope and content of the EIR. The AOC will hold the scoping meeting at the address, date, and time shown below:

Date: May 18, 2010

Time: 4:00 p.m. to approximately 5:30 p.m.

Place: Downtown Information Center, 193 Horton Plaza (above CVS/pharmacy),
San Diego, CA

The Downtown Information Center's web address is:

<http://www.ccdc.com/index.cfm/fuseaction/resources.info>

If a party needs special accommodations for the meeting, please contact Mr. Ripperda.

Attachment

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New San Diego Central Courthouse Project

New San Diego Central Courthouse Project Location

The proposed site for the New San Diego Central Courthouse (“proposed project”) is approximately 0.5 mile east of the B Street and Broadway Piers on San Diego Bay and approximately 0.5 mile north of Harbor Drive and the San Diego Convention Center (see Figure 1). Balboa Park is approximately one mile northeast of the site, and Interstate 5 (I-5) is less than 0.5 mile to the north of the project site.

The areas potentially affected by the New San Diego Central Courthouse Project include:

- Proposed New San Diego Central Courthouse site—The preferred proposed courthouse facility’s site is in downtown San Diego and is a one-block parcel with “B” Street on the north, Union Street on the east, “C” Street on the south, and State Street on the west; refer to Figure 2, “Proposed Improvements.”

Three buildings occupy the northeast portion of the site and face Union Street, and a paved parking lot occupies the remainder of the site. Currently, approximately 75 percent of the property is used for surface parking. The remaining 25 percent of the site, occupying the northeast corner of the lot, contains three multi-level buildings housing a restaurant, offices, and bail bond use.

- Existing County Courthouse/Old Jail—This AOC-owned courthouse building’s address is 220 West Broadway; the Courthouse extends northward from Broadway to the block north of “B” Street with bridges over “C” and “B” Streets (see Figure 2, “Proposed Improvements”). The Old Jail is connected to the courthouse.
- Hall of Justice—This County-owned building is located along Broadway Street and extends from Union Street west to State Street.
- Madge Bradley Building—This County-owned facility is located at 1409 Fourth Avenue at the northeast corner of Ash Street and Fourth Avenue.
- Family Court—This County-owned facility is at 1501-1555 Sixth Avenue. The facility extends from Beech Street northward to Cedar Street.
- Kearney Mesa—This County-owned facility is at 8950 Clairemont Mesa Blvd.

Project Description

The preferred New San Diego Central Courthouse site is an approximately 1.4-acre site; refer to Figure 2, “Proposed Improvements”. The State of California, acting by and through the Judicial Council of California, currently owns the proposed courthouse site, the existing County Courthouse, and the Old Jail.

The proposed project will construct a courthouse building with approximately 20 stories and two basement levels. The AOC has developed only a preliminary site plan for the project; however, the AOC expects that the building will be approximately 420 feet tall with approximately 750,000 building gross square feet. The main public entrance to the courthouse will be along “C” Street.

The new courthouse will include 71 courtrooms with associated judicial chambers and operational areas. The new courthouse will support felony and misdemeanor judicial activities, and it will also support other judicial activities that may include civil, probate, and family law functions. To maximize functional flexibility, all of the courtrooms will have holding capability for in-custody detainees and space for juries. The facility’s lowest floors will provide an entrance, security screening facilities, and lobby on the first floor; additional public areas, support offices, and high volume courtrooms on the lower floors; and other courtrooms and judicial facilities on the upper floors. The building will also provide space for administrative and staff offices, juror assembly area, and building support space. To promote security inside the new courthouse, the building will provide separate corridors and elevators for movement of in-custody detainees, judicial staff, and visitors.

The project will connect the proposed courthouse with adjacent facilities. The AOC will construct a pedestrian inmate transportation tunnel (the “Inmate Tunnel”) between the new courthouse and the County’s Central Jail which is located approximately 325 feet east of the proposed courthouse site. After completion of the courthouse, the AOC will transfer title to the Inmate Tunnel to the County. In addition, to improve operational efficiency, the project may include construction of a bridge over “C” Street to connect the new courthouse to the Hall of Justice. The AOC presumes that the bridge will potentially be approximately 45 feet above the street and approximately 20 feet wide, 16 feet high, and 150 feet long.

The proposed building’s upper basement level will include in-custody detainee handling facilities that connect via the Inmate Tunnel to the County Central Jail. The basement will also include support space for mechanical equipment and building operational support needs. The lower basement will provide approximately 115 secured parking spaces for judicial officers and judicial executives, and it may also have additional building support areas.

The preferred project site currently provides approximately 170 public surface parking spaces, and a private party manages the parking operation. There are also approximately 10 on-street parking spaces located on the western side of Union Street, which are adjacent to the project site. The project will eliminate the public on-site parking spaces and will only provide secured on-site parking for judicial officers and Superior Court executives. The project will not construct any additional public parking facilities. Since the project will reserve adjacent on-street parking spaces for use by public law enforcement vehicles, the project will also eliminate the on-street public parking spaces on the western side of Union Street.

Metropolitan Transit System’s buses currently park in on-street parking spaces that are adjacent to the project site on the eastern side of Front Street and the south side of “B” Street. The project’s security measures will limit all adjacent on-street parking spaces to

use by law enforcement vehicles, and therefore, the project will eliminate the Metropolitan Transit System's on-street bus waiting spaces.

After construction of the new courthouse is complete, the Superior Court will re-locate existing staff and operations from the County Courthouse, Madge Bradley Building, Family Court, and portions of the Kearny Mesa Facility into the new courthouse. The Superior Court will abandon its space in the County Courthouse, Madge Bradley Building, and Family Court. After the Superior Court relocates its operations from the Madge Bradley Building and Family Court, the County or another party will occupy the vacated space. The proposed new courthouse will add one new courtroom and will transfer the staff and operations of a small claims department from the Kearny Mesa Facility to the proposed new courthouse.

The project includes demolition of the existing County Courthouse, Old Jail, and bridges that extend from the County's Central Jail to the County Courthouse and from the Hall of Justice to the County Courthouse; however, since the AOC does not currently have funding for demolition of the County Courthouse, Old Jail and the bridges, the demolition work will occur at an unknown date in the future. When the AOC proceeds with the demolitions, the AOC will replace chilled water supply and related connections that extend from the County's Central Plant through the County Courthouse to other County facilities.

The project will also make several improvements in the area surrounding the proposed project. To improve pedestrian safety at the intersections of Union Street and Front Street with "B" Street and "C" Street, the AOC will add pedestrian corner-crossing enhancements.

The AOC's design will incorporate features that conform to standards of a Leadership in Energy and Environmental Design (LEED) silver-certified building. The building's design will include features to reduce energy consumption by at least 15% from the levels of the California Building Code.

The State of California is not subject to local governments' land use planning and zoning authorities. Government Code Section 70391 gives the Judicial Council of California full responsibility, jurisdiction, control, and authority over trial court facilities including property acquisition, planning, construction and disposal of property. The California Trial Court Facilities Standards,¹ which the Judicial Council of California published in April 2006, provide direction for development of trial court facilities; however, the State is coordinating closely with the City and Centre City Development Corporation to ensure that the proposed project is generally compatible with local land use plans and policies.

The AOC is the Lead Agency for the project, and the Administrative Director of the Courts is responsible for approving the project. The City of San Diego will be a responsible agency because the AOC will need to acquire one or more easements or other similar real property rights from the City to allow for construction and operation of the Inmate Tunnel and necessary property rights for a possible new bridge over "C" street connecting the Hall of Justice and the new courthouse. Since the AOC may

¹ Available at http://www.courtinfo.ca.gov/programs/occm/documents/06_April_Facilities_Standards-Final-Online.pdf

potentially include a bridge over “C” Street to connect the Hall of Justice and the new Central Courthouse, the County will also be a responsible agency. No other agency must make a discretionary approval of the real estate, construction, or operational portions of the proposed project.

Summary of Key Environmental Issues

The County’s 2000 Notice of Intent to prepare a Draft Program EIR, available at http://www.courtinfo.ca.gov/programs/occm/projects_sandiego.htm, concluded that implementation of the 2000 County Project might have included potentially significant effects for traffic/circulation, land use/visual quality, and cultural/historical resources. The County also concluded that the 2000 County Project had no potential effects on biological resources, hazards, public services, and utilities and services. After reviewing the County’s 2000 Notice of Intent and comparing the proposed project to the 2000 County Project, the AOC concludes that impacts of the proposed project will have no potential effects to biological resources, public services, and utilities and services, and the project will also have no potential effects to agricultural resources or mineral resources. The following paragraphs provide the AOC’s analysis for the effect of the proposed project on other resources.

Aesthetics/Visual Resources

Future construction of the replacement Courthouse might create significant aesthetic impacts regarding urban design in the downtown area. Construction of the courthouse’s as much as approximately 750,000 square feet of development (up to 20 stories in height) and supporting facilities might conflict with aesthetics. The EIR will evaluate the potential for the project design to conflict with surrounding aesthetic resources and potential impacts caused by shading effects.

Land Use and Relevant Planning

The State of California is not subject to City of San Diego land use approvals for construction or operation of proposed development projects. However, the AOC will evaluate the proposed project’s consistency with adopted plans, policies, and regulations.

The proposed project’s consistency with the plans and policies of the City, the Center City Development Corporation, the Federal Aviation Administration, and the Comprehensive Land Use Plan for Lindbergh Field represents a potentially significant land use planning impact. Potentially significant impacts might occur if project design plans exceed height limitations established by the Federal Aviation Administration for structures within the airport planning area for Lindbergh Field.

The AOC anticipates that planned uses are consistent with the Centre City Community Plan designation (Commercial/Office Land Use Emphasis) that permits governmental and judicial facilities and emphasizes the use of the area as a regional center for government, businesses, professional offices, and associated activities. The AOC expects that conversion of the existing land uses on the preferred project site to the new courthouse will not significantly divide or disrupt the arrangement of land uses in the

downtown project area because the project is located in an urban environment with mixed commercial, residential, and governmental uses already existing in the area.

Noise

Future development of the project site as a courthouse complex might expose people to potentially significant construction noise or vibration levels that will exceed the allowable limits of the City of San Diego Noise Element of the General Plan, City of San Diego Noise Ordinance, San Diego Municipal Code, or other applicable Federal, State, or local noise control regulations as they apply to development within the City of San Diego Centre City Community Plan area. The project does not propose any uses that will expose people residing or working in the area to long-term excessive noise levels. The EIR will evaluate the project's noise effects, and the AOC will recommend mitigation measures to avoid, reduce, or offset project impacts when appropriate.

Air Quality/Climate Change

The analysis within the EIR will provide discussion of potential project impacts on climate change and air quality including project operations associated with energy consumption. The EIR's analysis of short-term air quality impacts will focus on dust generation, construction vehicle emissions, and possible odors from construction equipment. The EIR will analyze air quality-related construction impacts in relation to San Diego Air Pollution Control District thresholds and local requirements.

In addition, the EIR will evaluate project consistency with local and regional planning programs. The EIR will model construction-related dust and vehicle emissions and long-term operational emissions. This section of the EIR will evaluate the potential energy demand and impacts associated with implementation of the project.

Once construction is complete, the AOC expects that the project will not create new substantial increases in traffic volumes, but the EIR will evaluate whether the project will substantially affect levels of long-term mobile source emissions. The EIR will also evaluate long-term impacts such as climate change.

Traffic/Parking

Future development of the site might degrade the level of service on roadways within the downtown San Diego area. Development of the project site will include a new high-rise building with up to 20 stories and as much as approximately 750,000 square feet of space. The trip generation associated with the proposed new facility might significantly affect existing levels of service, but the AOC recognizes that the proposed project includes demolition of existing buildings that partially offset the new facility's trip generation. In addition, incremental traffic impacts of the project have the potential to be cumulatively significant. The AOC will prepare a traffic analysis to evaluate potentially significant traffic issues and discuss the project's traffic effects in the EIR.

The project's net trip generation may also create potential off-street parking shortfalls. The EIR will include a parking study as a component of the traffic analysis to ensure evaluation of applicable parking potential impacts.

Geology/Soils

The EIR will consider existing available regional geology information and hazards, areas potentially subject to significant seismic hazards, existing topography, landform modifications, and potential for wind and/or water erosion impacts for the project. The project site is not located in a hazard zone identified by the Alquist-Priolo Earthquake Fault Zoning Act, Special Publication 42, Revised 1 994, *Fault-Rupture Hazards Zones in California*. Based on a preliminary geotechnical investigation, the courthouse site does not have any features that would indicate fault rupture, seismic ground shaking or failure, rockfall, landslides, or the potential for liquefaction; however, the project site is located within a seismically active region. An active fault line is the east of the site under the existing Central Courthouse and Old Jail. The EIR will evaluate potential impacts related to geology and soils.

The EIR will consider temporary construction activities related to grading and the exposure of loose topsoil and erosion. In addition, the EIR will identify best management practices and erosion controls to minimize potential erosion and reduce potential sedimentation impacts to area storm drains.

Historical/ Archaeological/Paleontological Resources

The Bay Point Formation, which has a moderate potential for the occurrence of paleontological resources, underlies the project site. In addition, various uses have occurred on the preferred proposed project site since the 1870's, and the potential for significant historic resources for the proposed project site and the existing Courthouse and Old Jail. The AOC will prepare Historic Resources Assessment and Cultural Resources Assessment for the proposed project. The EIR will evaluate potential impacts to historical, archaeological, and paleontological resources.

Hazards/Hazardous Materials

The AOC anticipates that the future courthouse and related uses proposed for the project site will not contain, handle, or store any potential sources of chemicals or compounds that will present a significant risk of accidental explosion or release of hazardous substances. Since the proposed site has been previously disturbed and the project will include future demolition of the existing County Courthouse and Old Jail, the EIR will evaluate the proposed project's potential effects for hazards/hazardous materials.

Cumulative Impacts

As required by CEQA, the EIR will evaluate potential cumulative impacts of the project when added to all other reasonably foreseeable projects in the vicinity.

Project Alternatives

As required by CEQA Guidelines Section 15126.6, the EIR will evaluate a range of reasonable alternatives to the project that will feasibly attain most of the basic objectives of the project but will avoid or substantially lessen any of significant effects. The comparative evaluation of alternatives within the EIR may include the following: (1) No Project Alternative; (2) Alternate Downtown Site Alternative; and, (3) Relocate

Courthouse Operations to Existing Facilities Alternative. The AOC may consider other alternatives as a result of scoping or agency input.

ENVIRONMENTAL REVIEW PROCESS

Following completion of the 30-day Notice of Preparation public review period, AOC will incorporate relevant information including results of public scoping and technical studies into the Revised Draft EIR. The AOC will circulate the Revised Draft EIR for public review and comment for the required 45-day public review period. The AOC will send a Notice of Availability for the Revised Draft EIR to all interested parties that indicate their desire for future review of the document. In addition, the Draft EIR and related materials will be available for review on AOC's website (http://www.courtinfo.ca.gov/programs/occm/projects_sandiego.htm), at the City of San Diego Public Library - Central Branch (address given above), and at the Administrative Office of the Courts, 2860 Gateway Oaks, Suite 400, Sacramento, California 95833. Following receipt of all written comments on the Revised Draft EIR, the AOC will provide responses to comments as part of the Final EIR. The AOC will provide notification of future public meetings for this project to parties that have requested future notification for the project's CEQA compliance.

If interested parties have any questions or comments regarding this Notice of Preparation, please contact Mr. Jerome Ripperda, Administrative Office of the Courts at (916) 263-8865 or via email at Jerry.Ripperda@jud.ca.gov.

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THE CITY OF SAN DIEGO

May 27, 2010

Administrative Office of the Courts
Mr. Jerome Ripperda
2860 Gateway Oaks, Suite 400
Sacramento, CA 95833-3509

Submitted via email to: Jerry.Ripperda@jud.ca.gov
Hard copy to follow via mail

Subject: **CITY OF SAN DIEGO COMMENTS ON THE NOTICE OF PREPARATION FOR THE NEW SAN DIEGO CENTRAL COURTHOUSE**

The City of San Diego ("City") has received and reviewed the Notice of Preparation (NOP) for the above project and appreciates this opportunity to provide comments to the Administrative Office of the Courts. In response to the NOP, the City has identified potential environmental issues that may result in a significant impact to the environment. Continued coordinated planning between the City, the Administrative Office of the Courts, and other local, regional, state, and federal agencies will be essential.

Staff from the Development Services Department ("DSD"), the Storm Water Department, and the Environmental Services Department (ESD) have reviewed the DEIR and have the following comments regarding the content of the DEIR:

DEVELOPMENT SERVICES DEPARTMENT:

ANN GONSALVES (619) 446-5294 AGONSLAVES@SANDIEGO.GOV
KAMRAN KHALIGH AT (619) 446-5357, KKHALIGH@SANDIEGO.GOV

A traffic impact analysis should be conducted as part of the EIR to evaluate project impacts, and to identify any required project mitigation. The excerpts of the traffic impact analysis should be included and discussed in the EIR and any other relevant documents. The traffic impact study and the EIR should also include and discuss parking analysis, and circulation.

The traffic impact analysis should be prepared based on the current City of San Diego guidelines and procedures. All project driveways and the fronting and nearby street segments, intersections, freeway segments, and ramps should be evaluated in the study.

The parking analysis should include an in depth discussion and calculation of the project parking demand, and how it would be accommodated on site. The project's parking demand should not only fulfill the project's employee parking demand, but also most of its customers, and visitors parking



Development Services

1222 First Avenue, MS 501 • San Diego, CA 92101-4155
Tel (619) 446-5460

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demand. None of the on-street parking spaces could be counted as part of the project's needed parking spaces. We also do not recommend loss of any on-street parking space along the project frontages.

STORM WATER DEPARTMENT

RUTH KOLB, PROGRAM MANAGER, RKOLB@SANDIEGO.GOV (858-541-4328)

The DEIR should include the impacts to storm water in the hydrology/water quality section of the EIR.

ENVIRONMENTAL SERVICES DEPARTMENT

LISA WOOD, SENIOR PLANNER (858)-573-1236 OR LWOOD@SANDIEGO.GOV

The City of San Diego Environmental Services Department is responsible for the operation of the Miramar Landfill, and for waste reduction programs. Projects that generate more than 60 tons of waste may have significant impact on solid waste facilities and waste reduction programs. The Environmental Services Department would like language in the scope of the project included with list of "key environmental issues" that mentions addressing the solid waste impacts associated with the project."

Please contact the appropriate above-named individual(s) if you have any questions on the submitted comments. The City respectfully requests that you please address the above comments in the FEIR and provide four copies of the document for distribution to the commenting department. If you have any additional questions regarding the City's review of the DEIR, please contact Myra Herrmann, Senior Planner at 619-446-5372 or via email at mherrmann@sandiego.gov.

Sincerely,

for Myra Herrmann

Cecilia Gallardo, AICP
Assistant Deputy Director
Development Services Department

cc: Myra Herrmann, Senior Planner, Development Services
Ruth Kolb, Program Manager, Storm Water Department
Ann Gonsalves, Senior Traffic Engineer, Development Services Department
Kamran Khligh, Associate Traffic Engineer, Development Services Department
Lisa Wood, Senior Planner, Environmental Services Department
Review and Comment online file



County of San Diego

APRIL F. HEINZE, P.E.
Director
(858) 694-2527
FAX (858) 694-8929

DEPARTMENT OF GENERAL SERVICES

5555 OVERLAND AVE., STE. 2240, SAN DIEGO, CA 92123-1294

FACILITIES OPERATIONS
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FLEET MANAGEMENT
(858) 694-2876
MAIL SERVICES
(858) 694-3018
PROJECT MANAGEMENT
(858) 694-2040
REAL ESTATE SERVICES
(858) 694-2291

June 2, 2010

Mr. Jerome Ripperda
Office of Court Construction and Management
Administrative Office of the Courts
2860 Gateway Oaks, Suite 400
Sacramento, CA 95833

RE: Response to the Notice of Preparation for the New San Diego Central Courthouse Project (SCH #2000021015)

Dear Mr. Ripperda,

The County of San Diego Department of General Services (County DGS), on behalf of the County of San Diego Sheriff's Department, thanks you and your team for your time and ongoing consultation with regard to the proposed New San Diego Central Courthouse project (SCH#2000021015).

The Administrative Office of the Courts (AOC) Notice of Preparation (NOP) states that:

"The project will connect the proposed courthouse with adjacent facilities. The AOC will construct a pedestrian inmate transportation tunnel (the "Inmate Tunnel") between the new courthouse and the County's Central Jail which is located approximately 325 feet east of the proposed courthouse site. After completion of the courthouse, the AOC will transfer title to the Inmate Tunnel to the County. In addition, to improve operational efficiency, the project may include construction of a bridge over "C" Street to connect the new courthouse to the Hall of Justice. The AOC presumes that the bridge will potentially be approximately 45 feet above the street and approximately 20 feet wide, 16 feet high, and 150 feet long."

Both the Inmate Tunnel and the potential pedestrian bridge would be designed to connect to County-owned facilities. The physical nexus to County facilities and areas of responsibility establishes the County as a Responsible Agency under the California Environmental Quality Act (CEQA). As a Responsible Agency, the County will engage in consultation with the AOC and will review and comment on the project CEQA documents (CEQA Guidelines Section 15082). We appreciate the AOC's recognition of the County's Responsible Agency status and your consultation with us to date.

At this time, we recommend the potential CEQA issues enumerated below be addressed in conjunction with consultation with the County.

1. **Project Description-** The project description should note the displacement of non-court-related County services operating out of the existing courthouse, as well as lost functional space within the jail as a result of the inmate tunnel construction.
2. **Inmate Tunnel Description-** The tunnel shall include adequate security components, including reinforced construction (see "Geologic Assessment" comments), security cameras, panic alarm and intercom system, and a secure separation barrier to allow for two-way movement of inmates at any given time. The tunnel shall be accessible per the Americans with Disabilities Act and be sufficiently wide to support movement of a variety of prisoners. The specifics of these and any other features shall be addressed through further consultation with the County.
3. **Traffic and Parking Analysis-** Ensure that the traffic analysis considers all potential impacts and mitigations associated with relevant features required by the Sheriff, such as; points of ingress and egress for large vehicles (potentially buses) on the side or rear of the new courthouse, a secure pull-through sally port, and associated staff parking.
4. **Construction Impacts –** Consider temporary environmental and operational impacts associated with the continuous and secure transport of inmates by vehicle during the inmate tunnel construction. Ensure that schedule estimates for the tunnel construction are conservative to account for potential delays associated with geologic or other issues. Address any operational impacts to the jail associated with the interim period between courthouse and tunnel construction.
5. **Geologic Assessment-** Perform a thorough geologic assessment to ensure that the tunnel facility is designed and constructed to necessary safety and security standards, and to minimize impacts associated with seismic activity.
6. **Potential Future Pedestrian Bridge-** Carefully consider all potential impacts of the pedestrian bridge to connect the Hall of Justice and the new courthouse. A thorough analysis may include impacts associated with visual or aesthetic issues, circulation, planning, and public safety- particularly due to concerns regarding anti-terrorism security.

The County of San Diego Sheriff Department is preparing more detailed information regarding the Sheriff's program and operational requirements. We will provide this information to you as soon as possible within the month of June. We look forward to continued discussions with you regarding specific facility and operations issues.

Thank you for your consideration of the comments in this letter and of any subsequent comments that may be provided during consultation. We appreciate your support in meeting the County's program requirements with the design and development of this important new public facility.

Sincerely,

APRIL F. HEINZE, P.E.
Director